

Clark County Housing Options Study and Action Plan

Project Advisory Group
Meeting #3
March 23, 2021





WELCOME!

Today's Agenda

- **Welcome and Announcements**
- **Key Findings to Date**
- **Policy and Regulatory Review**
- **Public Involvement Events**
- **Public Comment**
- **Next Steps**

KEY FINDINGS TO DATE

Understanding the Issues

Identify housing challenges within the unincorporated Vancouver Urban Growth Area (UVUGA) and opportunities to encourage development of housing that is affordable to a variety of household incomes through the removal of regulatory barriers and/or implementation of other strategies.

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Activities

- **Stakeholder Interviews:** Understanding development trends, barriers and opportunities.
- **Housing Data Collection and Analysis:** Understanding trends in housing production and demographics.

Key Findings

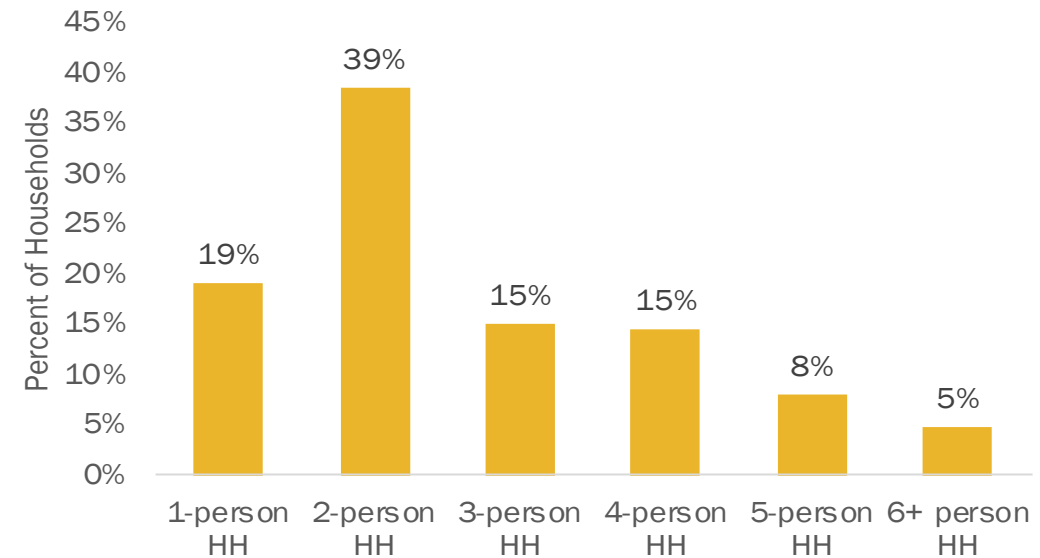
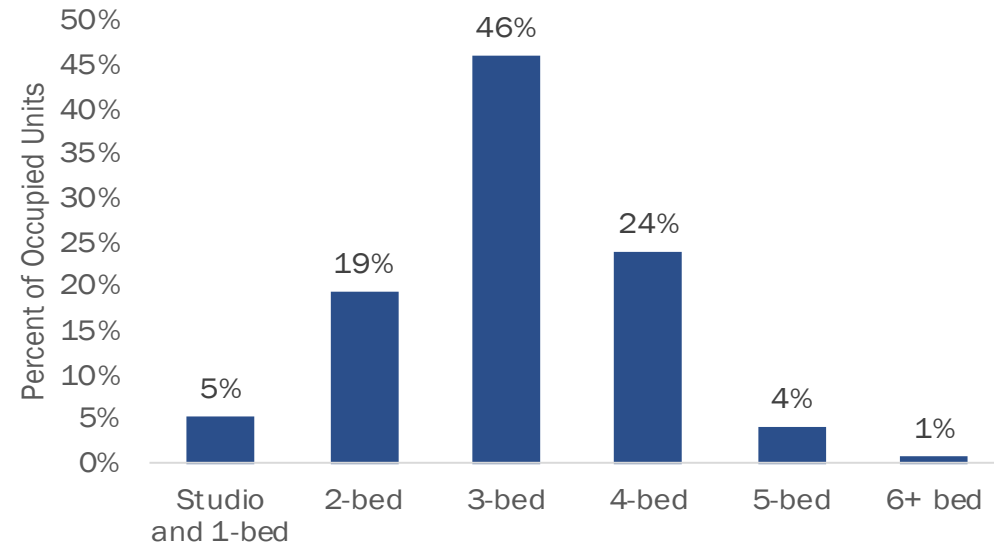


What are the development trends and regulatory barriers?

- Recent construction does not reflect local needs
- Permitted residential uses and locations do not support needed housing types
- Land supply is constrained and encumbered
- Lack of infrastructure is a barrier to development
- The review and permitting process is fragmented and inefficient
- Impact and development fees are not scaled to development
- Importance of working towards equity when reviewing policy and regulations to ensure no group is disproportionately affected (i.e. manufactured home parks)

Recap of Stakeholder Interviews: Key Findings

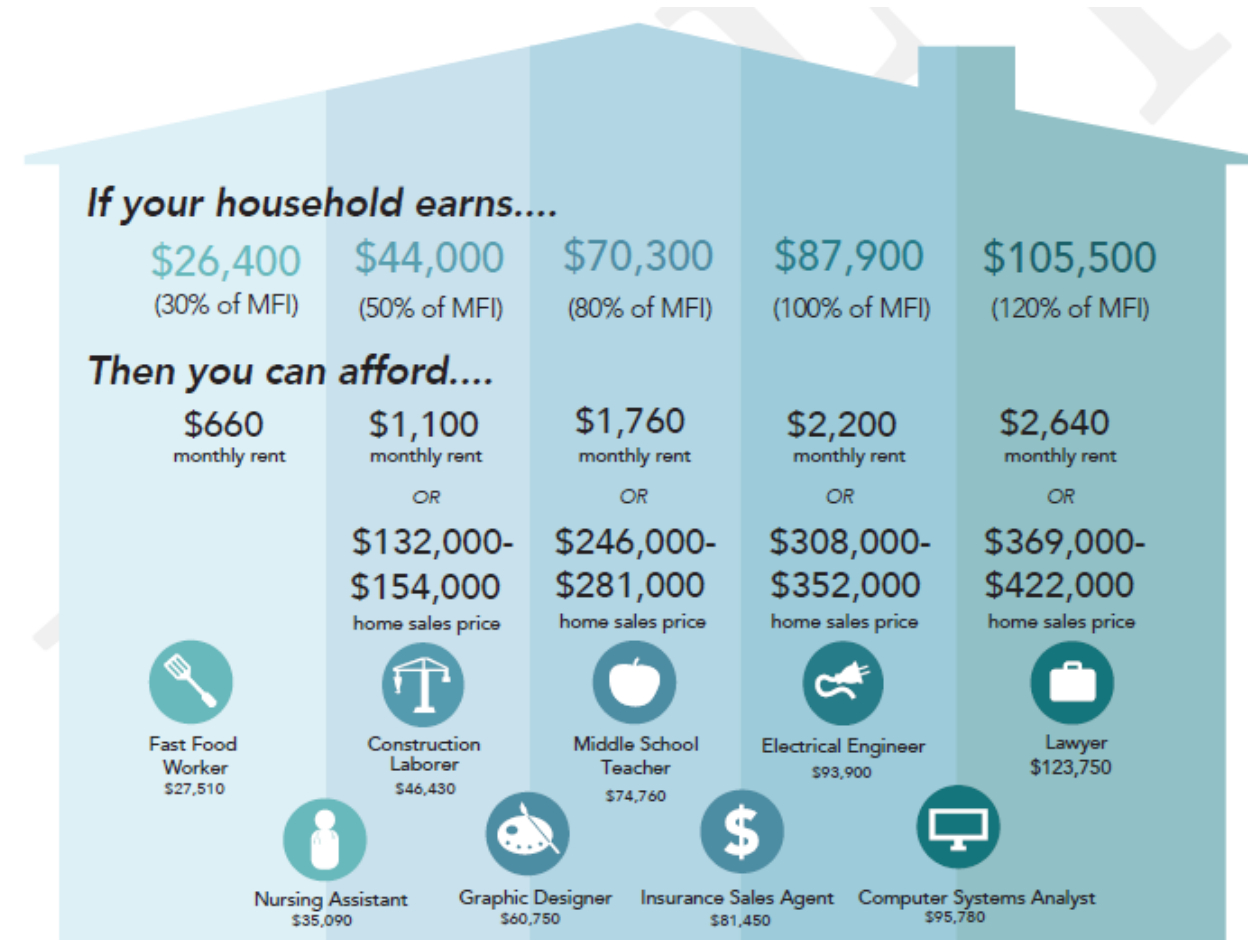
- More than 50% of households make less than 120% AMI
- Many low-income households are renters; about half of renters are cost burdened
- More than half of households are 1-2 person
- 84% of leave the study area by car for work
- Most of the housing stock is:
 - Single-family detached
 - 1,500+ sf
 - On 5,000+ sf lots



Housing Data Collection and Analysis: Key Findings

- Most households at 60% of AMI or below need to rent
- New multifamily units rent at about 80% MFI or \$1,760/mo. About 42% of households earn 80% of MFI or less.
- The median home sales price of housing is about \$343,000 = 112% to 130% MFI. About 65% of UVUGA households have incomes below this level.
- Rents and home price increases are exceeding wage increases

While many of the residents living in the Study Area have stable housing situations, some residents are living on the brink. The number of people experiencing homelessness in the County has increased 22% since 2017.

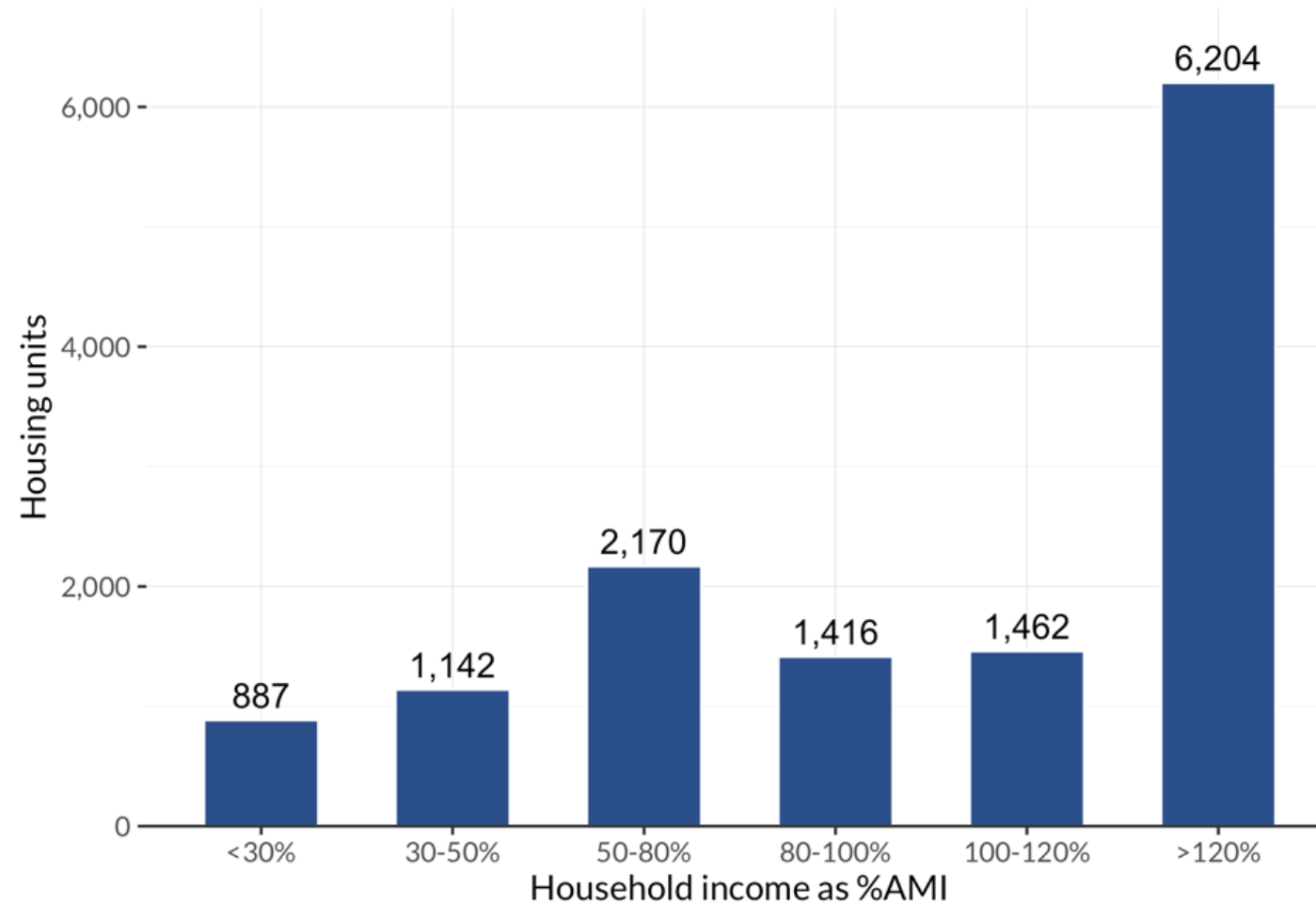


Housing Data Collection and Analysis: Key Findings

Study Area future housing needs by income level

Existing Housing Underproduction and Forecasted Future Housing Need by AMI, Unincorporated Vancouver UGA , 2020 to 2035

Source: OFM SAEF, Clark County, U.S. Census PUMS 2019.



POLICY AND REGULATORY REVIEW

Task 4 Overview

- Land use policies, zoning and regulations audit
 - Comprehensive plan, supporting plans, implementing maps, zoning code
- Case studies
 - Olympia, Spokane, Spokane County
- State legislative overview
 - 2019-2020 sessions with preview of current 2021 session

AUDIT FINDINGS

What was included:

- Community Framework Plan
- Comprehensive Plan
- Highway 99 Subarea Plan
- Aging Readiness Plan
- Growing Healthier Plan
- Zoning Map
- Unified Development Code





What was not included:

- Critical areas regulations
- SEPA regulations
- Public improvement requirements
- Impact fee provisions
- Other tax and financial policies
- Building code
- Land use and building permitting processes

Audit goals and criteria

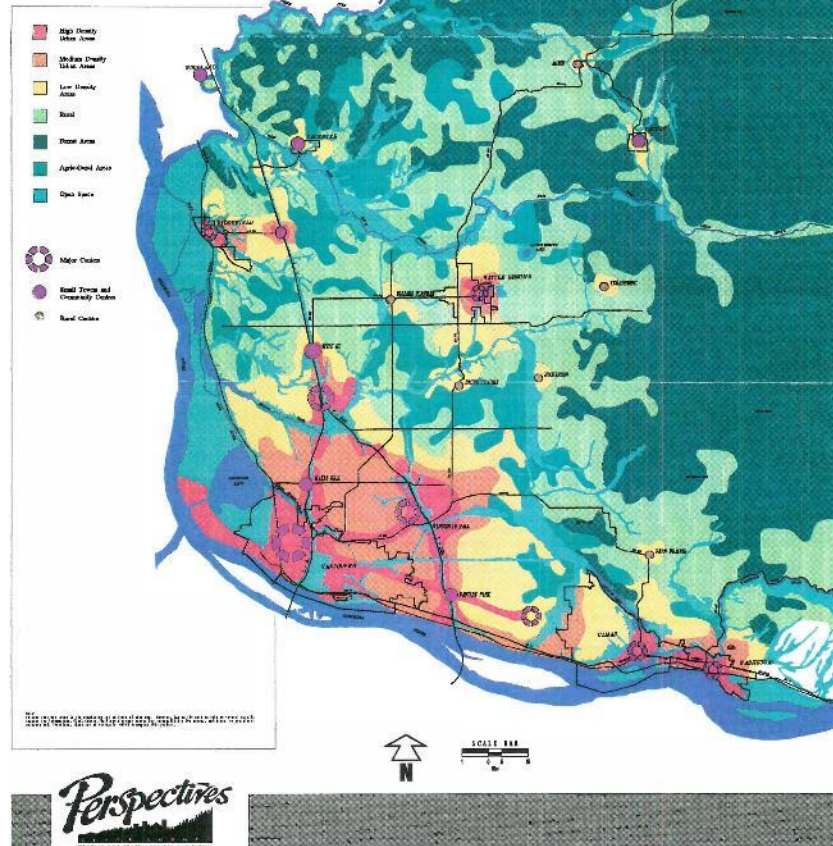
- *Descriptive*: What do the plans and regulations address?
- *Evaluative and Explorative*: Where are opportunities for change?
 - Is there consistency between plans and regulations?
 - Do plans and regulations support a variety of housing options including single-family, middle housing and multifamily?
 - How do plans and regulations compare to best practices across the state and recent legislative requirements?
 - How do the plans and regulations impact development outcomes?

What is Middle Housing?

- Alternatives to single-family detached dwelling and multi- unit apartment buildings that are in the “middle” in terms of density, scale, and size of units
- **Includes accessory dwelling units (ADUs), duplexes, triplexes, quadplexes, townhouses, cottage clusters, and courtyard apartments**
- Scale and form compatible with single-family
- Within walkable neighborhoods



COMMUNITY FRAMEWORK PLAN



Community Framework Plan

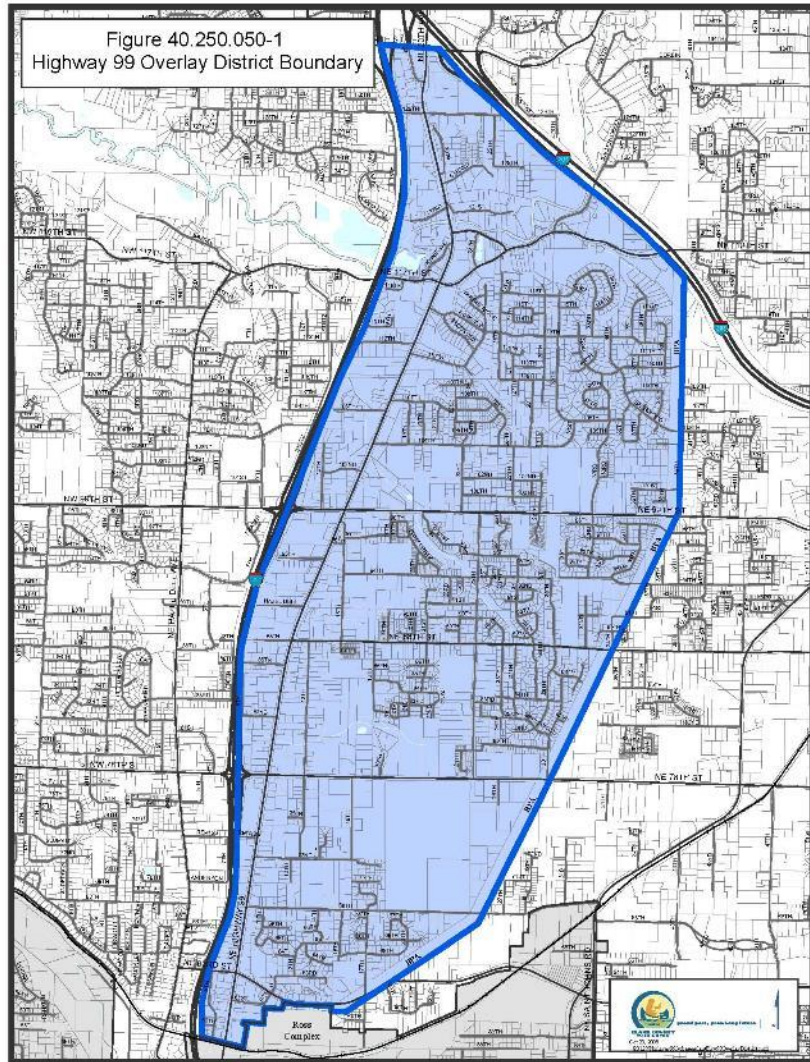
- 50-year vision adopted in 1993
- Long-term goal for housing variety:
 - No single housing type to exceed 75% of new dwelling units, to allow diversity within the remaining 25%
- Coordinated transportation, public facilities and housing strategies
- Infill development identified as priority
- Needs of senior, disabled, intergenerational households



20 | Comprehensive Growth
YEAR | Management Plan
2015-2035

Comprehensive Growth Management Plan (2015-2035)

- Land Use element with Low, Medium and High residential designations, range of density
- Housing element prioritizes diversity of type, density, location and affordability of housing options
- VUGA-specific strategies, densities, types
- Supported by public facilities, transportation, parks, schools and community design elements
- Generally strong policy direction; may need to revise densities, types to match UDC changes



Highway 99 Subarea Plan (2008)

- Designates commercial, residential and mixed-use areas throughout the area
- Multifamily, Mixed Residential and Single-Family areas
- Calls for mix of single-family detached, apartments, cottage homes, townhouses, ADUs, condominiums and live/work units
- Much of the area is developed, so primarily infill opportunities

Mixed Residential Overlay Site Example

The site plan examples below illustrate examples of the layout of buildings, diversity of housing types, parking areas, open space, circulation, and landscape buffers consistent with Mixed Residential Overlay Standards.

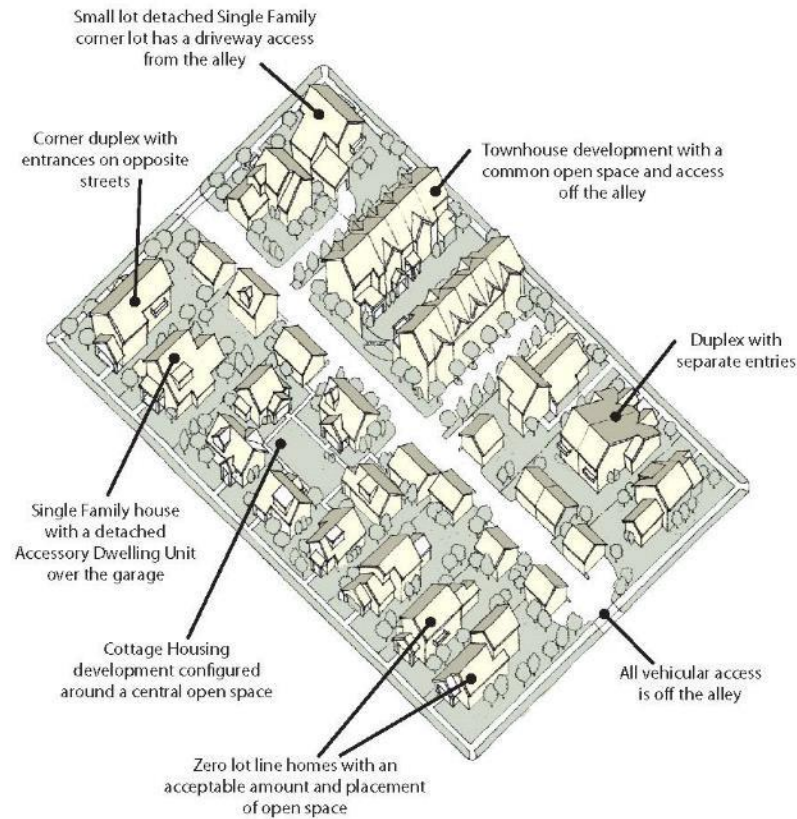
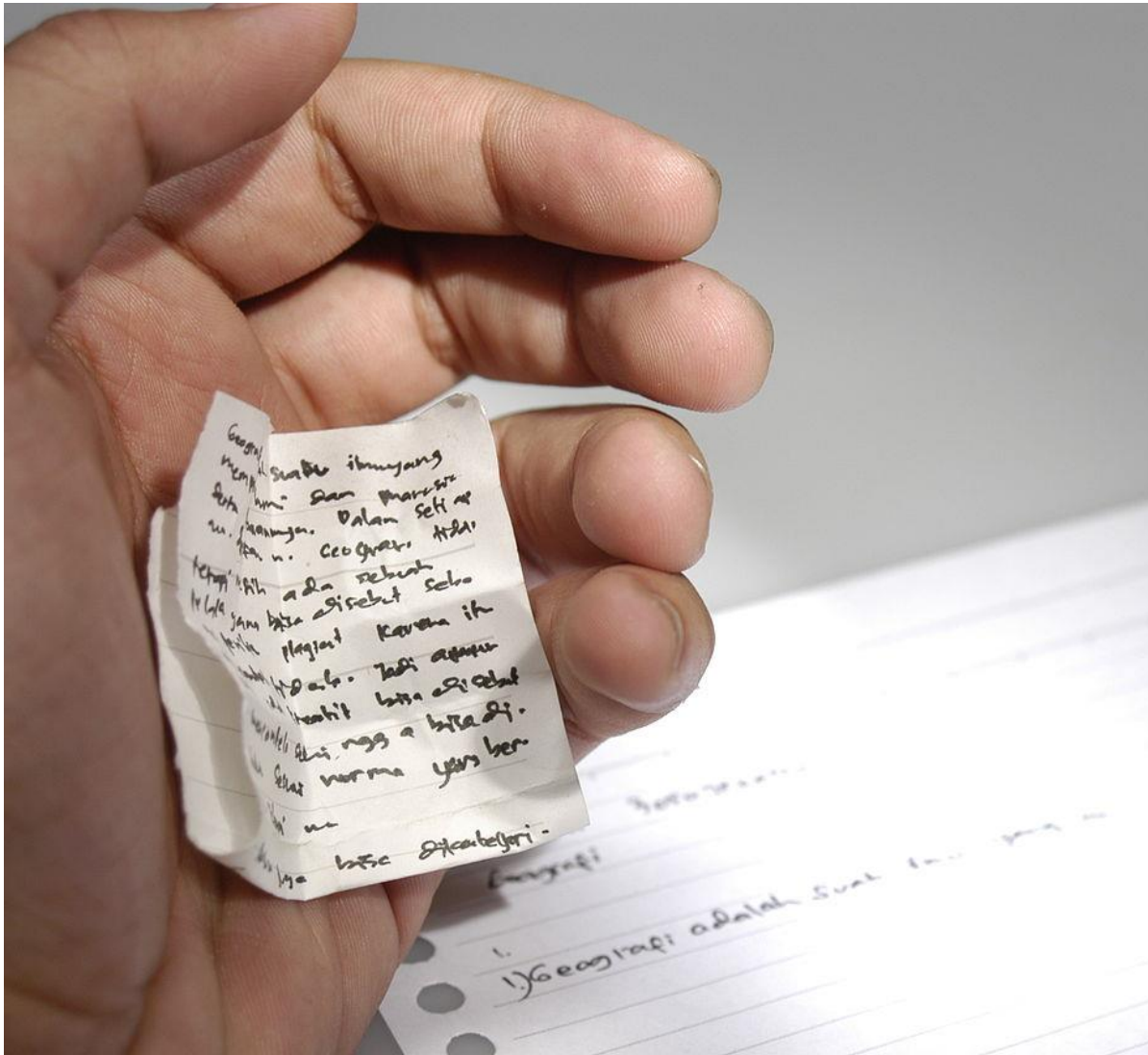


Figure 4-19. Mixed Residential block example with an alley.

Highway 99 Hybrid Form-based code

- Developed specifically for Highway 99 subarea, unlike any other subareas/zones
- Alternative (in addition) to traditional zoning
- Regulates form of buildings and site features along street front – less focus on land use
- Mixed results for housing:
 - Adds additional standards for some types
 - Defaults to existing code for others
 - Adds complexity; overall impact not clear



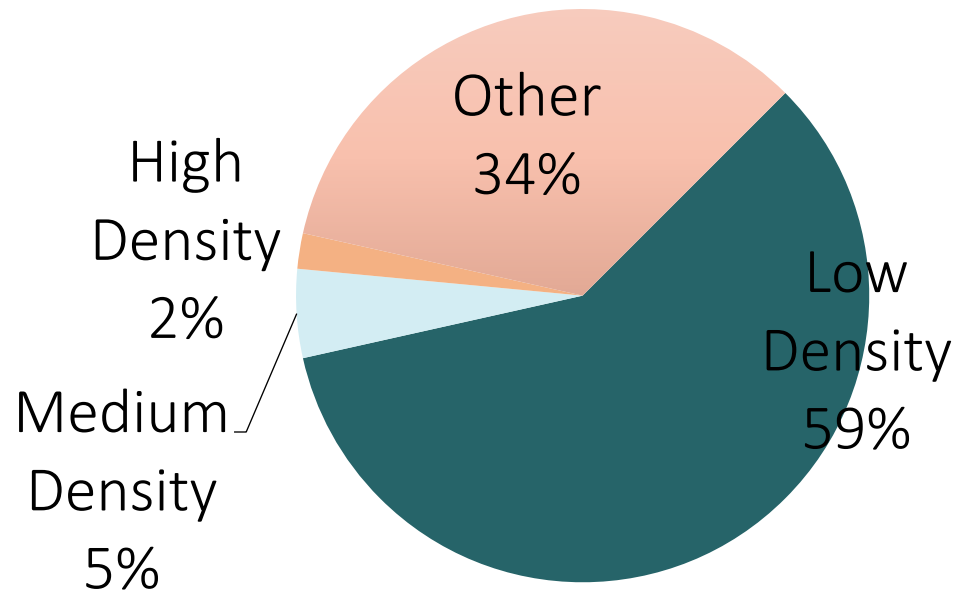
Zoning Cheat Sheet

- **Low density:** R1-20, R1-10, R1-7.5, R1-6, R1-5
 - R1 districts named for the minimum lot size for single-family
- **Medium density:** R-12, R-18, R-22
- **High density:** R-30, R-43
 - R districts named for maximum density permitted

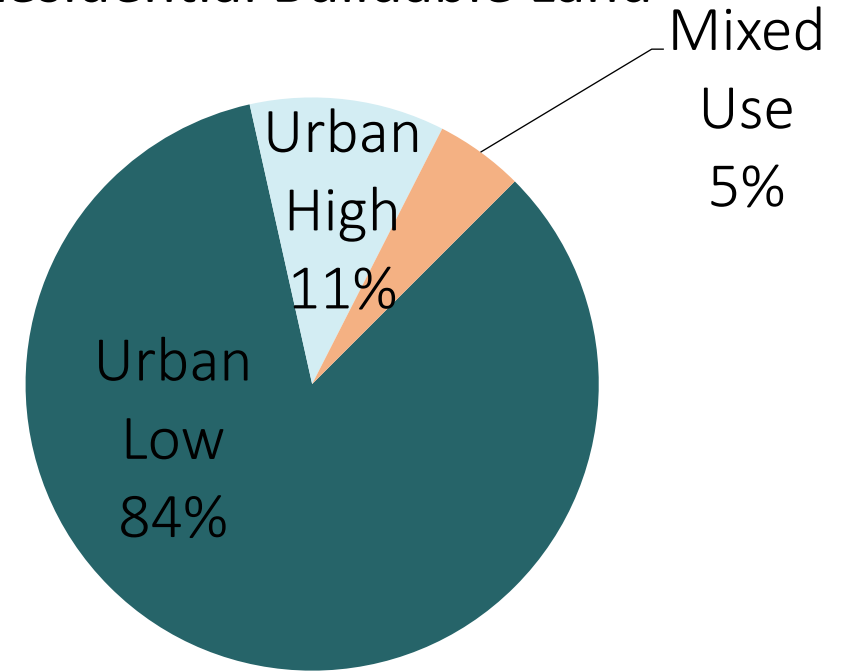
Zoning Map Findings

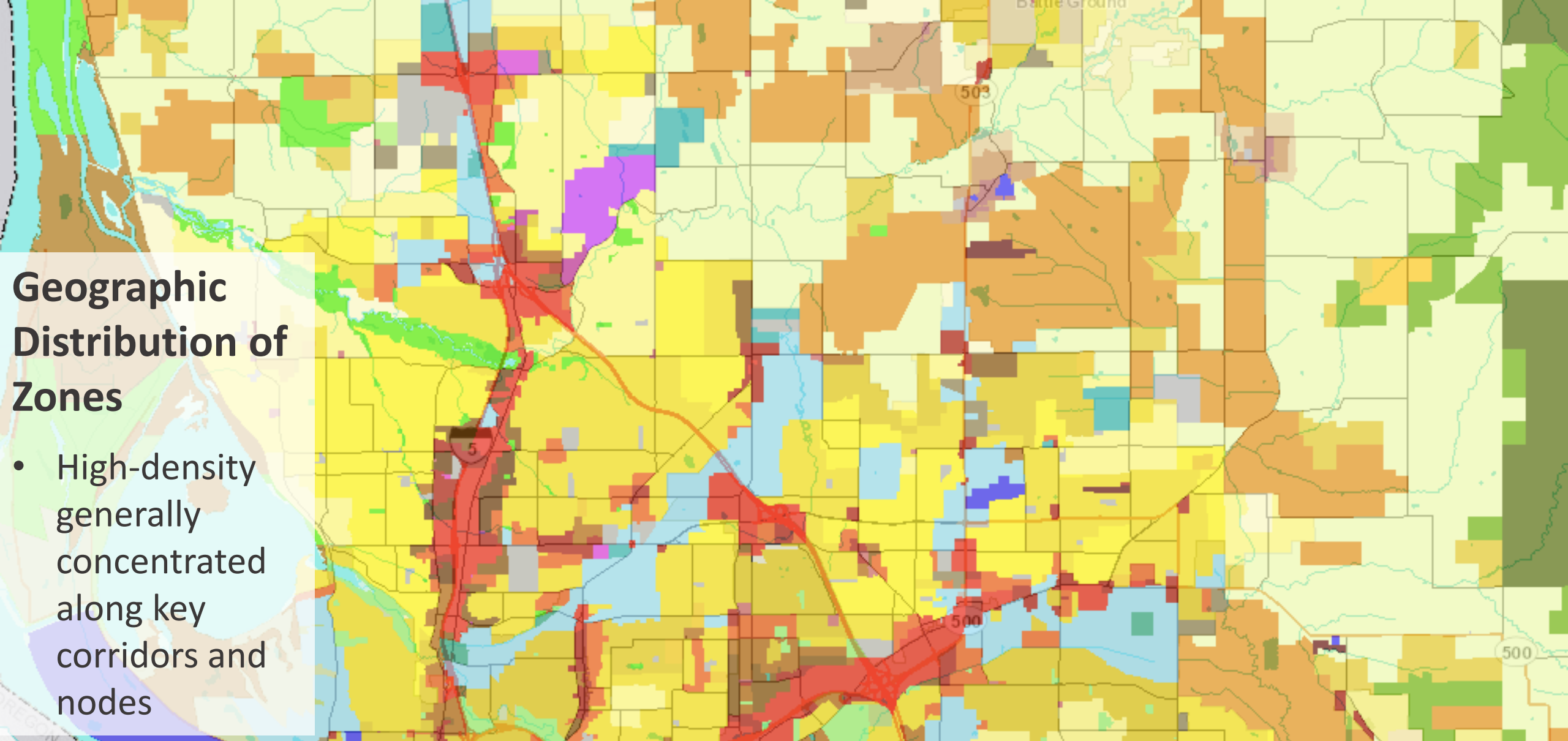
- 3 comprehensive plan designations implemented by 15 zoning districts
- Acres zoned for low-density zones constitute majority of land and buildable land

Residential Zoned Land



Residential Buildable Land





Geographic Distribution of Zones

- High-density generally concentrated along key corridors and nodes

Audit Findings

Development Code: Variety of Housing Types

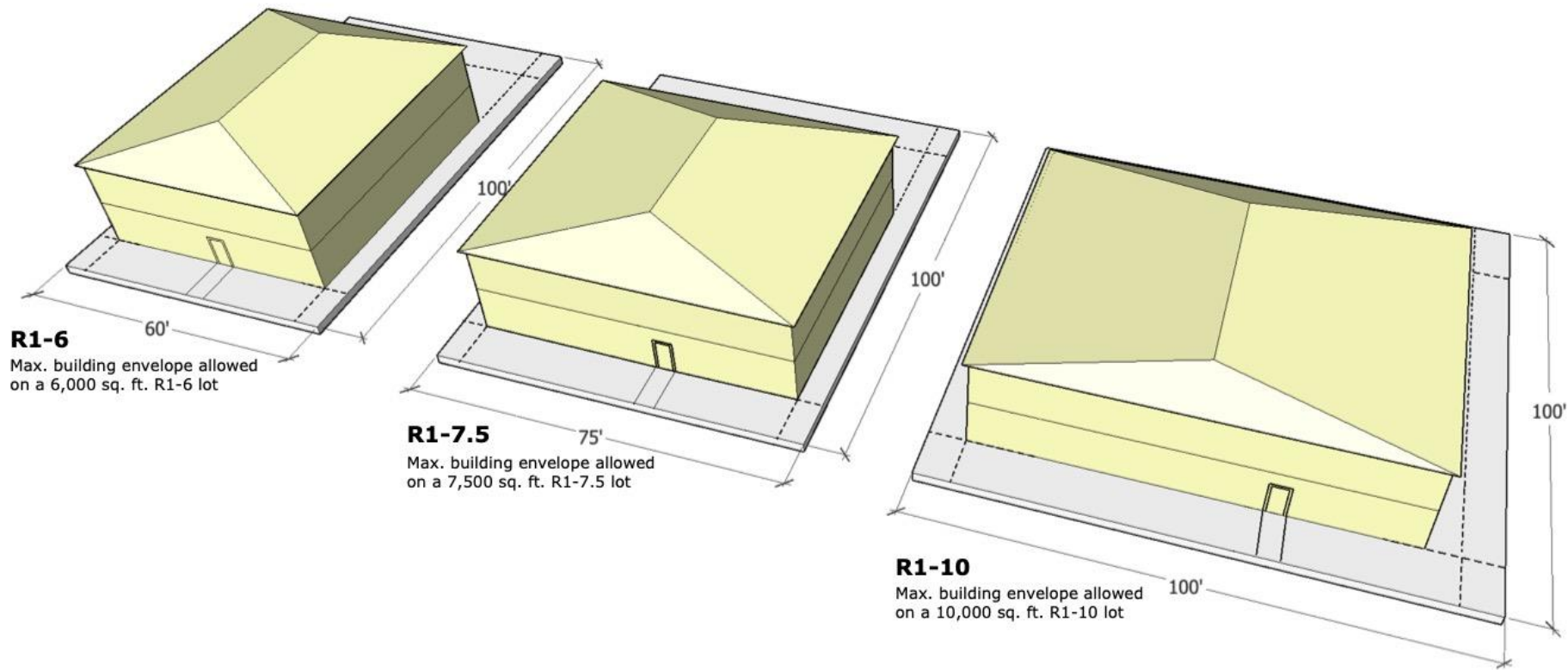
- Permitted
- Review
- Prohibited

Zoning Designation	Single-family detached	Accessory dwelling units	Zero lot line (single-family)	Townhouses	Duplexes	Cottage housing	Manufactured home parks	Multifamily
R1-20	P	R	X	R	X	X	X	X
R1-10	P	R	X	R	X	X	X	X
R1-7.5	P	R	R	R	X	P	X	X
R1-6	P	R	R	R	P ¹	P	X	X
R1-5	P	R	R	R	P ¹	P	X	X
R-12	R	R	R	R	P	P	R	P
R-18	R	R	R	R	P	P	R	P
R-22	R	R	X	R	P	P	R	P
R-30	X	R	X	R	P	X	R	P
R-43	X	R	X	R	P	X	R	P

Development Code: Low Density Zones

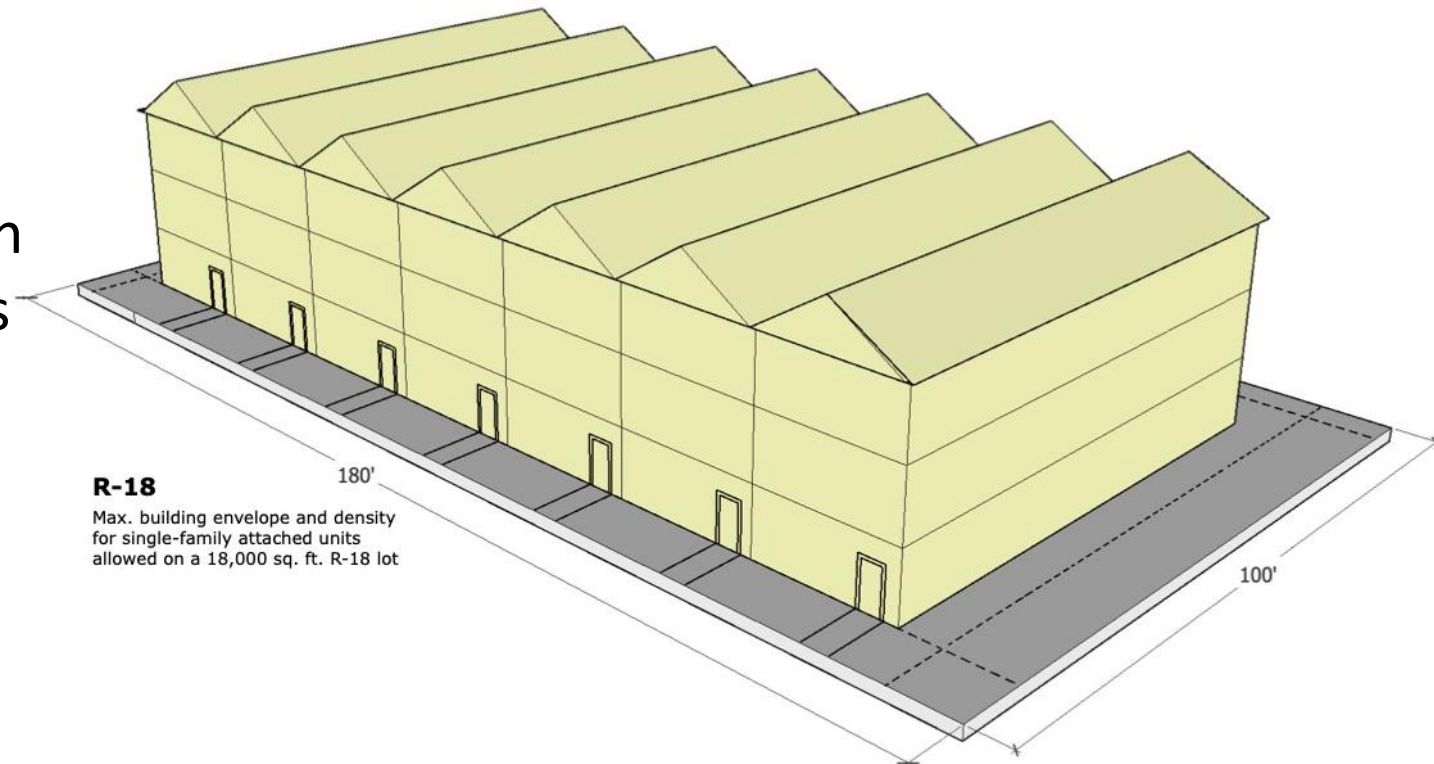
- Predominates and is predominately single-family detached
- Relatively low densities (2.1 to 8.7 units/acre) and minimum lot sizes (20,000 to 5,000 SF) limit the number, variety and affordability of homes that can be developed;
- Middle housing limited by lot sizes and density even for those few types permitted
- Lot development standards allow ample building area that could facilitate range of middle housing types

Development Code: Low Density Building Envelopes



Medium Density Zones

- Greater housing variety permitted, but constrained by maximum densities
- Minimum lot sizes out of synch with maximum densities, for some types
- Limited land supply in demand for small-lot single-family, which may crowd out middle housing alternatives

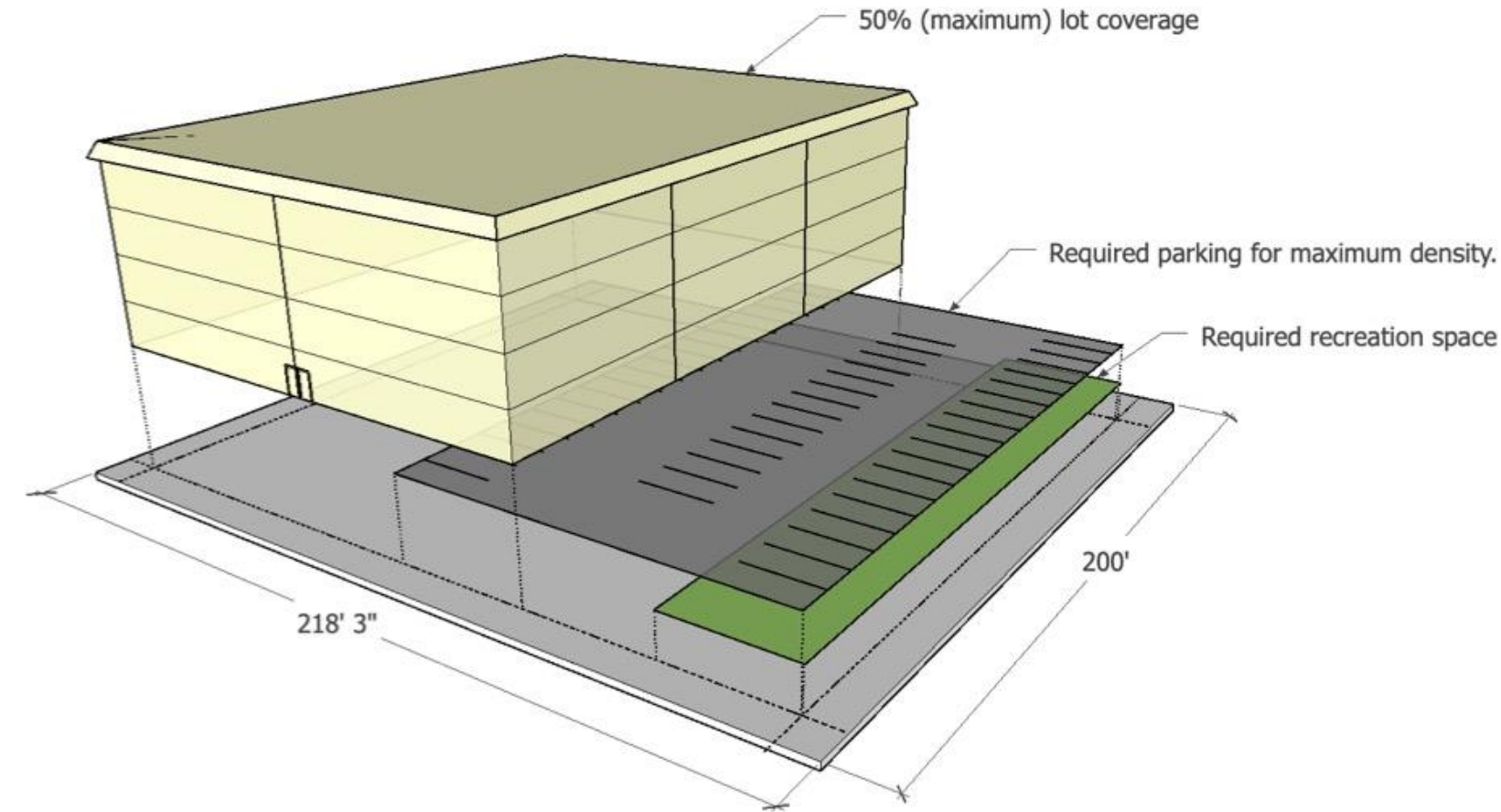


Missing: Middle Housing Opportunities

- A different approach to density to allow more units, and more variety of units, on lots the same size as single-family would be needed to support middle housing
- Recent changes to ADU and cottage housing have expanded options
- Triplex, quadplex, courtyard apartments not explicitly permitted

High Density Zones

- Extremely limited land supply
- Densities of 30 to 43 units per acre permitted
- Development opportunities constrained by competing site demands
- Parking at 1.5 spaces per unit



CASE STUDIES

Summary of Highlighted Initiatives

	Olympia	City of Spokane	Spokane County
Recent Efforts Include:			
Comprehensive Plan Update	✓	✓	✓
Municipal Code Updates	✓	✓	✗
Zoning Map and Code Updates	✗	✗	✓
Prioritized Strategies			
Missing Middle Housing Options	✓	✓	✓
Low Density Residential Zone Increase in Density	✓	✗	✓
Medium Density Residential Zone Increase in Density	✗	✓	✗

LEGISLATIVE SUMMARY

Key Findings

- No middle housing mandate, currently exploring incentive-based options
- Range of policies include fundraising and tax exemptions and encouraging new forms of housing
- Paying attention to supporting tools like tax rates (REET) and SEPA requirements (new exemptions)
- Majority of new requirements targeted at cities, rather than counties



QUESTIONS?

PUBLIC INVOLVEMENT EVENTS

- Workshops, open houses
- Discussion/focus groups
- Online or text questionnaires
- Phone interviews
- Informational videos about the project or project concepts
- Independent walking/driving tours of different housing types
- ArcGIS StoryMaps to share project information spatially and visually
- Printed materials
- Interactive poster board displays
- Mailings

PUBLIC COMMENT

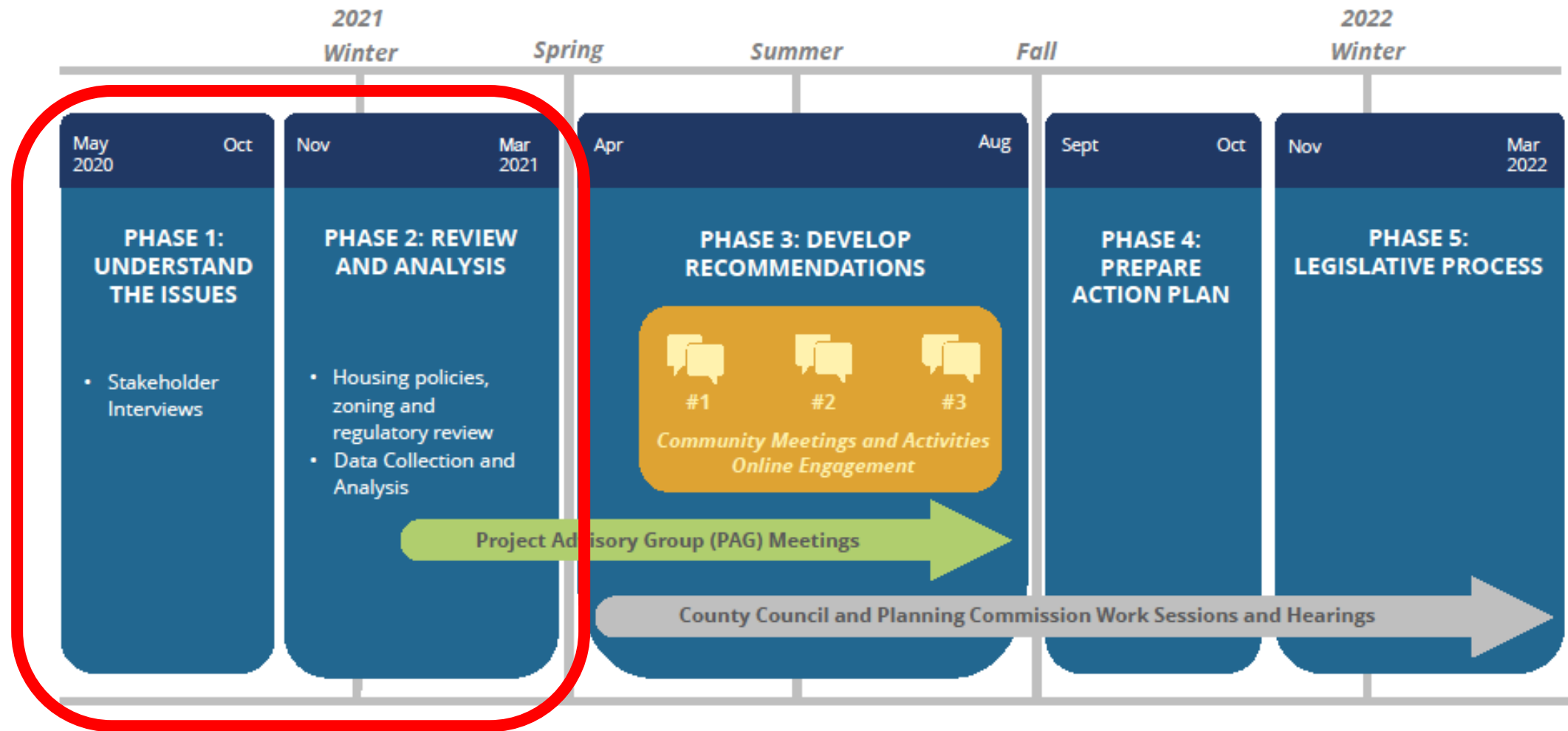
How to Provide Public Comment Via Computer/Mobile Device

- Click the “raise hand” icon to indicate that you would like to speak.



- Staff will only acknowledge those who have “raised their hand” by selecting the hand icon.
- When you are acknowledged, you will be unmuted.
- Please limit your comment to no longer than 2 minutes.
- When you have finished your comment, please click on the “lower hand” icon to lower your hand.

NEXT STEPS



Clark County Housing Options Study and Action Plan Schedule

Project Schedule

Upcoming Meetings

- County Council briefing – April 7th
- Planning Commission briefing – April 15th
- PAG Meeting #4 – April 27th
 - Pro formas
 - Key findings
 - Discussion of goals and strategies
- PAG Meeting #5 – May 25th

THANK YOU